

# Auto Repair Shop with Residential Bonus

6530 Broadway, Lancaster, NY 14086



## SALE PRICE

**\$275,000**

## OFFERING SUMMARY

Lot Size: 0.65 Acres

Year Built: 1950

Building Size: 2,337 SF

Zoning: Commercial/Residential

Price / SF: \$117.67

## PROPERTY OVERVIEW

Rare opportunity to acquire a fully operational 2,337+/- SF auto repair facility on 0.65 acres in a prime Lancaster location—with a 1,250 SF single-family residence included on-site. Service garage with multiple bays, ideal for auto repair or light industrial use. Detached 1,250+/- SF home perfect for on-site management, rental income, or live-work flexibility. Ample parking, generous lot size, and room for future expansion

## LOCATION OVERVIEW

Located just minutes from Buffalo, this thriving community offers a perfect blend of small-town charm and modern convenience. Enjoy a range of local amenities, including quaint shops, delicious dining options, and beautiful parks. With nearby attractions like Como Lake Park, Lancaster Opera House, and Lancaster Country Club, the location provides an inviting environment for employees and clients alike.

## PROPERTY HIGHLIGHTS

- High-visibility frontage on Broadway with strong daily traffic
- Service garage with multiple bays, ideal for auto repair or light industrial use
- Detached 1,250 SF home perfect for on-site management, rental income, or live-work flexibility



**RICK RECCKIO**  
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## ADDITIONAL PHOTOS

# Auto Repair Shop with Residential Bonus

6530 Broadway, Lancaster, NY 14086

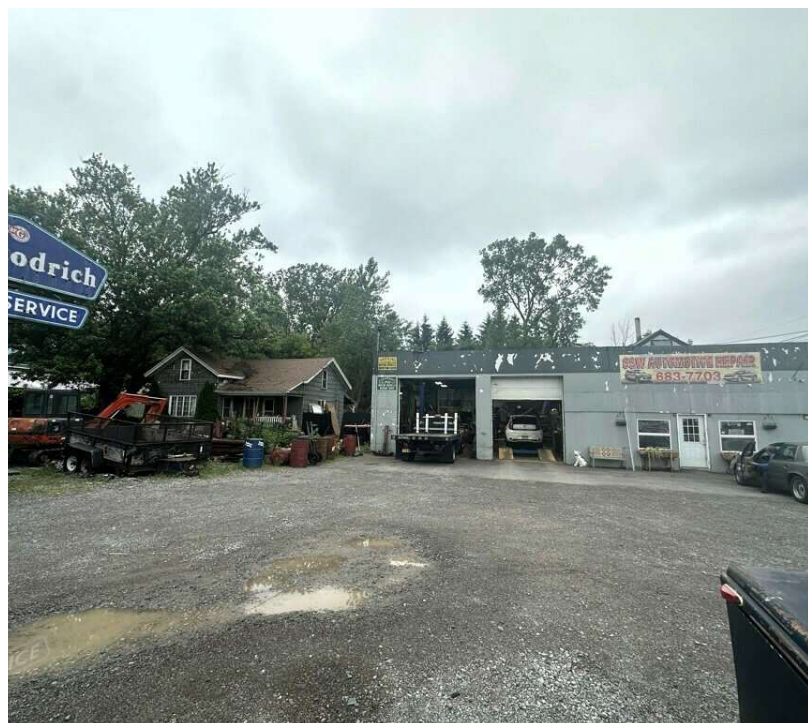




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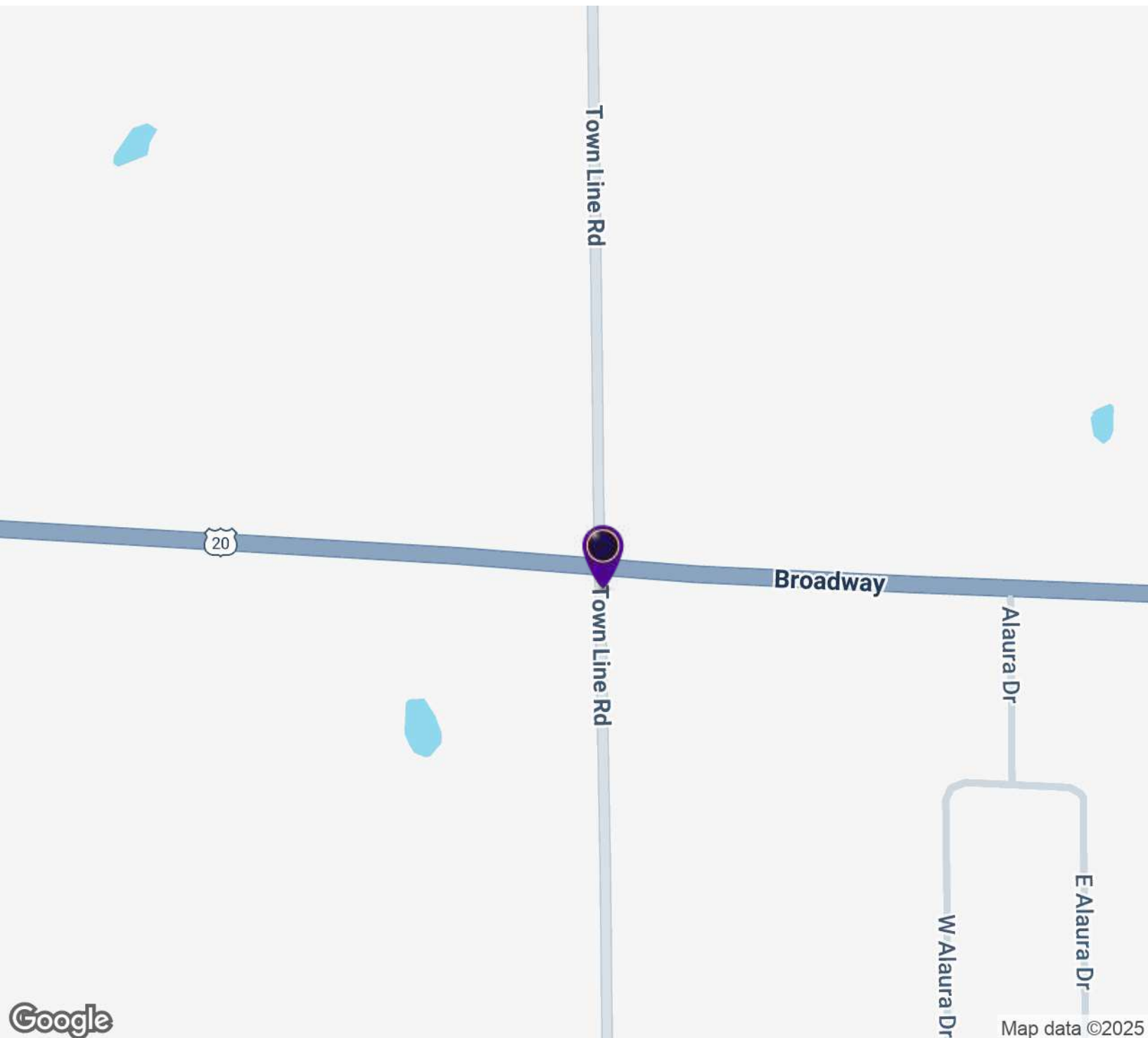
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## LOCATION MAP

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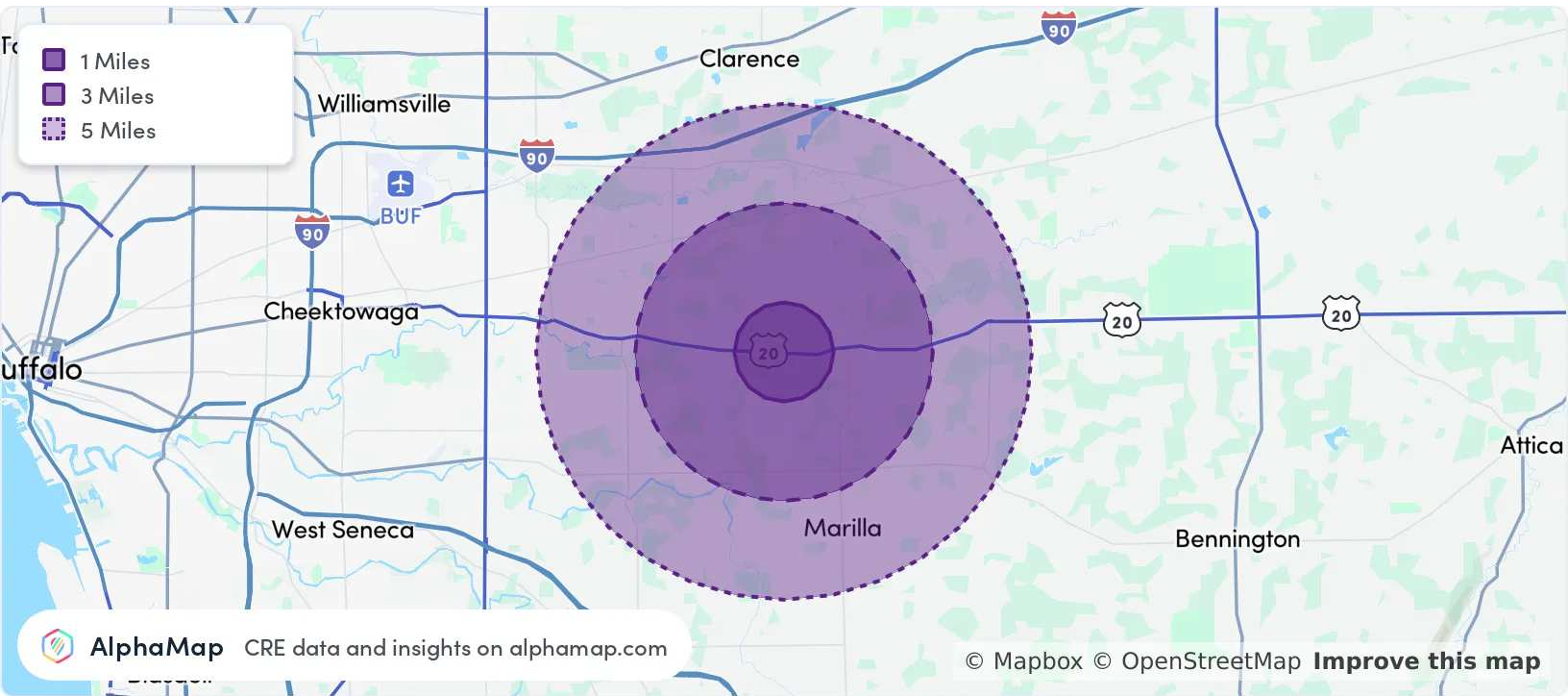


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,151	9,280	37,790
Average Age	47	46	44
Average Age (Male)	47	45	43
Average Age (Female)	46	47	46
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	467	3,688	14,919
Persons per HH	2.5	2.5	2.5
Average HH Income	\$100,423	\$112,390	\$117,425
Average House Value	\$304,693	\$360,063	\$341,695
Per Capita Income	\$40,169	\$44,956	\$46,970

Map and demographics data derived from AlphaMap